



Town of Nantucket

Facilities Master Plan Action Plan

August 19, 2021

Agenda

- Purpose/Intended Outcome
 - › Board Direction on Municipal Facilities Strategy
 - › Share information and receive board input on DPW concept plan
- Tonight's Focus
 - › Municipal Offices
 - › DPW Facility – Presentation from Weston and Sampson
- Financial Overview
- Review Action Steps
- Future Discussion Topics
 - › Our Island Home and Senior Center
 - › Concessions (hiring Weston & Sampson to do this)
 - › Parks and Recreation Master Plan and Amenities
 - › Housing
 - Employee
 - Community
 - › Future Facilities

Municipal Operations and Facilities Focus



2020 Select Board Strategic Plan Focus Area:
Efficient Town Operations

Goal:
Develop a Facilities Master Plan

Facilities Master Plan Objectives

- Consolidate municipal offices to simplify public access to public services and reduce operating expenses
- Encourage organic collaboration, which more naturally occurs when personnel are together in one centralized location rather than at scattered sites
- Utilize Town-owned property for a new municipal facility at 2 Fairgrounds Road
- Re-purpose, renovate, and/or remove buildings for more efficient and/or appropriate use
- Understand the need for temporary facilities (e.g., trailers, repurposed spaces), as well as the timeline and sequencing of municipal office movement, prior to all groups being in their final locations
- Incorporate energy efficient measures into the design of the new/repurposed or renovated facilities and buildings
- Incorporate climate change/sea level rise measures into the design(s), taking into consideration the August 2020 Coastal Resilience Advisory Committee Interim Recommendation

Municipal Offices



The Downtown Block

Current Downtown Functions

- *16 Broad Street*
 - › Town Administration
 - › Housing and Real Estate
 - › Diversity, Equity, and Inclusion
 - › Human Resources
 - › Town Clerk
 - › Registry of Deeds
 - › Registry of Motor Vehicles
 - › Courts
- *20 South Water Street*
 - › Sheriff's Office
 - › NRTA Office
- *East Chestnut Street*
 - › Health and Human Services*
- *25 Federal Street*
 - › Office of Culture and Tourism

**Moved to 131 Pleasant Street in 2021 as a temporary measure to address overcrowding will need to be re-occupied for overcrowding in town Building and/or new functions such as Sustainability*

Potential Town Building at 16 Broad Street

Space analysis and renovations would be completed to accommodate future projected growth

- Town Clerk
- Registry of Deeds
- Registry of Motor Vehicles
- Courts
- Sheriff's Office
- NRTA Office (may need to go elsewhere)
- Visitor Service Center/Community Meeting Spaces/Additional Restrooms
- Office of Culture and Tourism

Additional Detail for Other Downtown Block Properties

20 S Water Street (old Police Station)

- NRTA office relocated TBD
- Facility to be demolished or renovated for different use (e.g., downtown police substation, parking coordinator space, expansion of restroom facilities; community space; commercial/retail rental; parking)

1 East Chestnut Street (old old Police Station)

- Short-term: Some continued temporary office space
- Offices to move temporarily to 131 Pleasant Street; permanently to 2 Fairgrounds
- Long-term: Demolish building to create either open green space downtown; and/or reconfigure space, taking into consideration uses of the 20 S. Water Street property and/or the Visitor Services property

25 Federal Street

- Building to remain
- Renovation necessary to expand bathrooms; visitor center area



2 Fairgrounds Road

Current Functions

Planning and Land Use Services (PLUS), including Energy Coordinator; DPW sign department office/shop; police maintenance/storage garage; and IT equipment storage.

Potential Functions

New building to be constructed for all offices, parking lot to be reconfigured (most likely, offices will be temporarily relocated to trailers during construction)

- Health and Human Services
- Natural Resources
- Finance
- Town Administration
- Human Resources
- Sustainability, including Energy Coordinator
- Housing and Real Estate
- PLUS
- Diversity, Equity, and Inclusion
- Meeting Spaces
- Administrative Offices for DPW
- Information Technology/GIS
- Recreation

Other Town Properties

34 Washington Street

Current Functions

- › Harbor Master
- › Public Restrooms

Building is scheduled to be rebuilt in 2021-22, no other changes are currently planned

37 Washington Street

Current Functions:

- › Finance

Potential Functions

- › All functions to be moved to 2 Fairgrounds Road

Building to be demolished and adjacent parking lot enlarged

4 Fairgrounds Road

Current Functions (no change anticipated)

- › Dispatch
- › Fire
- › Information Technology/GIS
- › Police
- › Community Meeting Room

131 Pleasant Street

Temporary and Future Functions

- › Natural Resources (temporary)
- › Health and Human Services (temporary)
- › Meeting Space (temporary)
- › Address gas pumps and determine future vehicle fueling

Property to be repurposed for housing once temporary functions are moved to 2 Fairgrounds Road.

Other Town Properties, cont.

2 Bathing Beach Road

Current Functions

- › Natural Resources

Potential Functions

- › Seasonal Tennis (location may not be ideal, based on flood risk)
- › Recreation

Building to be demolished, renovated and repurposed, or moved

0 Easton Street

Current Functions (no change anticipated)

- › Shellfish Hatchery

188 Madaket Road

Current and Potential Functions, based on site feasibility

- › DPW Operations
 - Administration (could potentially move to 2 Fairgrounds Road)
 - Foremen's Offices
 - Fleet Maintenance
 - Facilities Maintenance
 - Recreation
 - Garage(s)
 - Salt Shed
 - Gas Pumps
- › Landfill Operations
 - Waste Tipping Building and MRF
 - Lined Landfill Cells
 - Take It or Leave It (TIOLI)
 - Composting Facility
 - C&D Building

Other Facilities

293 Madaket Road – Madaket Fire House (unstaffed)

10 Sankaty Road – Siasconset Fire House (unstaffed, conceptual planning for housing expansion, relocation, emergency shelter and storage on east end of Island per Hazard Mitigation Plan, and/or other options beginning)

131 Pleasant Street – Former Fire Headquarters (pending temporary occupancy of NRD and HHS then permanent transfer to AHTF for housing)

- Could be an option for dense housing and/or potentially commercial space

Town Function Location Summary

This table summarizes the current and proposed location for each of the Town's functions.

Function	Current Location	Proposed Location	Opportunity Presented by Relocation
Town Administration	16 Broad Street	2 Fairgrounds Road	Downtown Block Created, Additional Space for State/Town Offices
Housing and Real Estate	16 Broad Street	2 Fairgrounds Road	
Diversity, Equity, and Inclusion	16 Broad Street	2 Fairgrounds Road	
Human Resources	16 Broad Street	2 Fairgrounds Road	
Finance	37 Washington Street	2 Fairgrounds Road	Expansion of Washington Street Parking Lot
Town Clerk	16 Broad Street	Downtown Block	Downtown Block Created, Additional Space for State/Town Offices
Register of Deeds	16 Broad Street	Downtown Block	
Registry of Motor Vehicles	16 Broad Street	Downtown Block	
Courts	16 Broad Street	Downtown Block	
Sheriff's Office	20 S. Water Street	Downtown Block	Downtown Block Created, Opportunity for Community space, flex space, public restrooms, etc.
NRTA Office	20 S. Water Street	Downtown Block and/or TBD	
Health and Human Services	131 Pleasant Street	2 Fairgrounds Road	Operational efficiencies from centralized location
Office of Culture and Tourism	25 Federal Street	Downtown Block	Restroom expansion
PLUS (Planning and Land Use Services)	2 Fairgrounds Road	2 Fairgrounds Road	N/A
Harbor Master	34 Washington Street	34 Washington Street	N/A
Dispatch	4 Fairgrounds Road	4 Fairgrounds Road	N/A
Fire	4 Fairgrounds Road	4 Fairgrounds Road	N/A
Police	4 Fairgrounds Road	4 Fairgrounds Road	N/A
Information Technology/GIS	4 Fairgrounds Road	2 or 4 Fairgrounds Road	N/A
Community Meeting Rooms	4 Fairgrounds Road	2 and 4 Fairgrounds Road	N/A
Natural Resources	131 Pleasant Street	2 Fairgrounds Road	N/A
Shellfish Hatchery	0 Easton Street	0 Easton Street	N/A
DPW Operations	188 Madaket Road	188 Madaket Road or alternative site	Operational efficiencies from centralized location
DPW Administrative Offices	188 Madaket Road	2 Fairgrounds Road or 188 Madaket Road	
Solid Waste Operations	188 Madaket Road	188 Madaket Road	

DPW Facility

Presentation by Weston and Sampson

Town of Nantucket Public Works Facility Alternate Site Feasibility Study



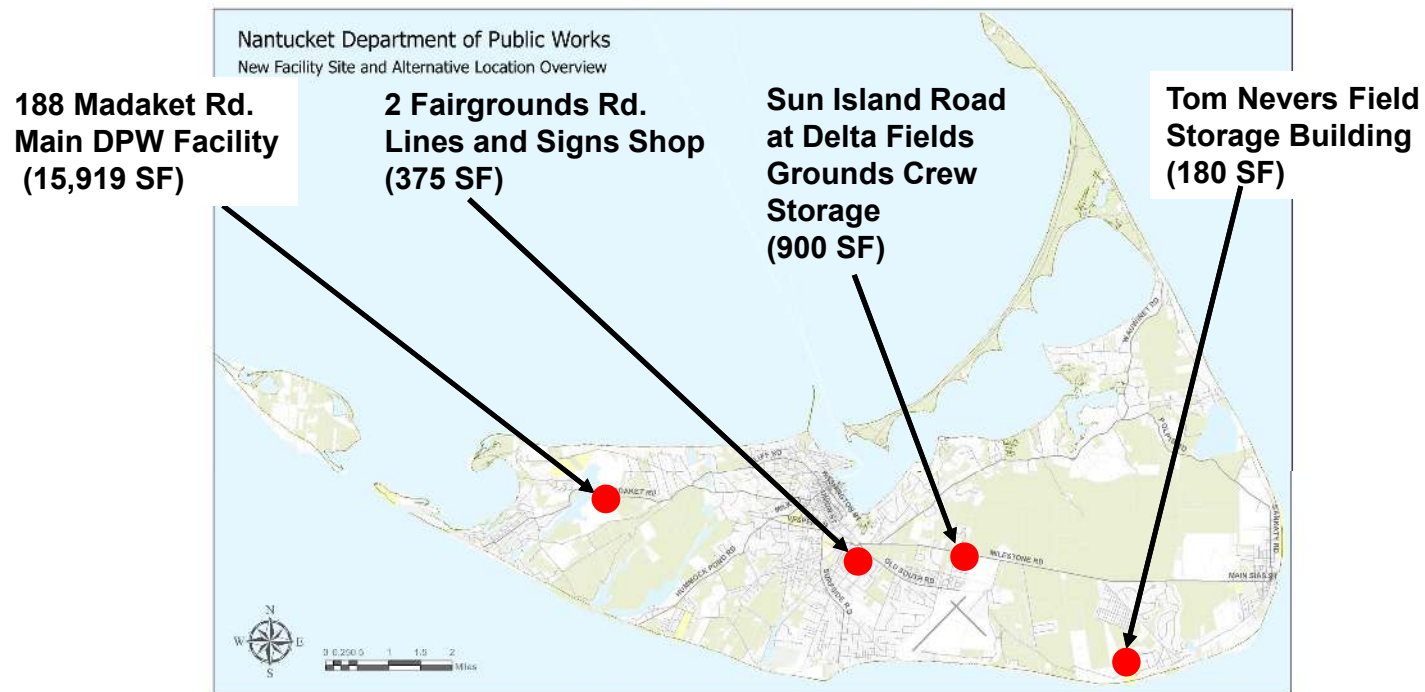
Update Presentation
August 19, 2021

Town of Nantucket
Public Works Facility

Agenda

- What is proposed – 50-year facility
- Site alternatives analysis
- Next steps
- Questions or comments

Town of Nantucket Current Public Works Facility Locations



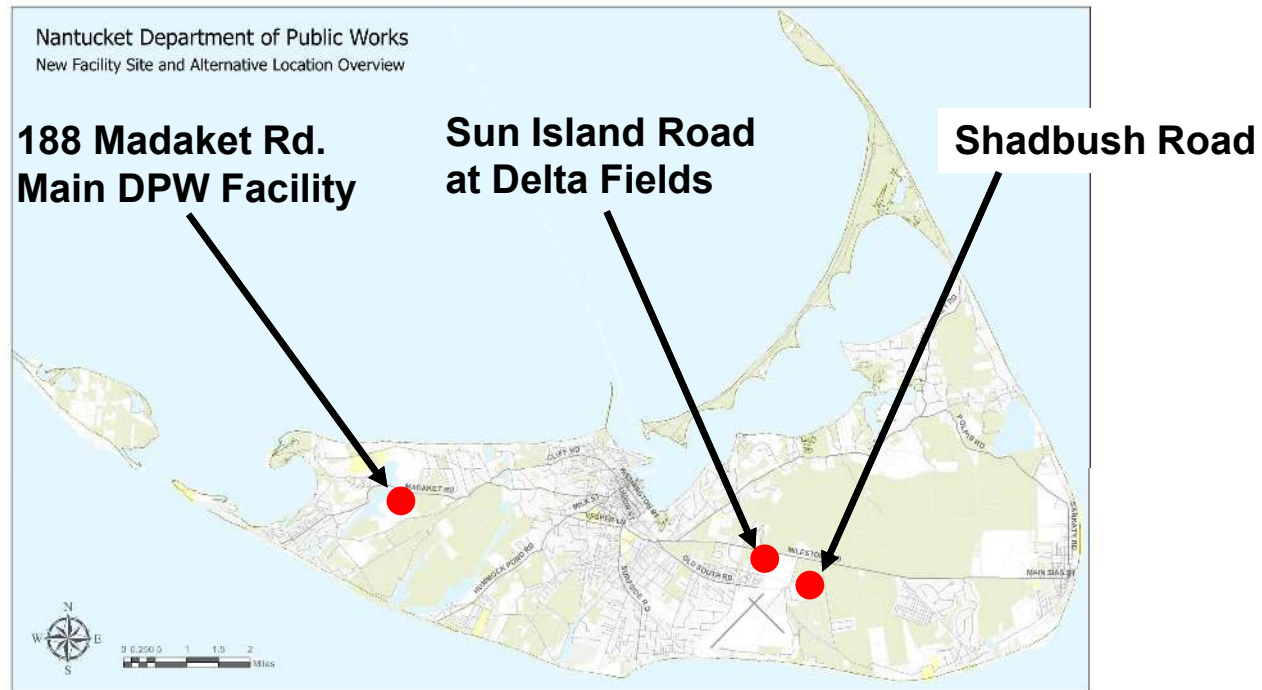
Total Building Facility SF w/ Satellite Fac. = 17,400 SF

Town of Nantucket
Public Works Facility

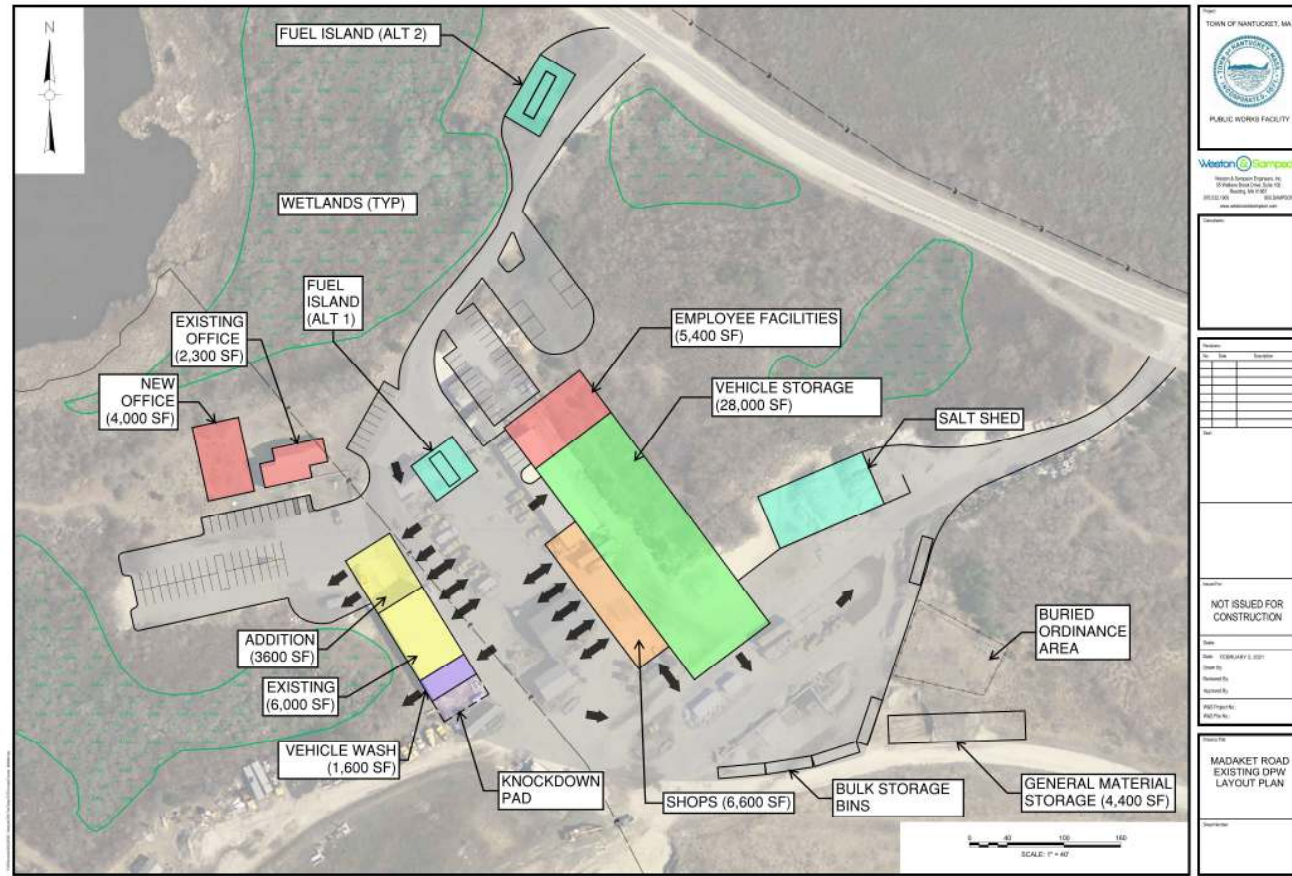
**Three Potential Sites Identified for New DPW
Consolidated Facility
(Town Owned Properties)**

- 188 Madaket Road - Main DPW Facility
- Sun Island Road at Delta Fields
- Shadbush Road

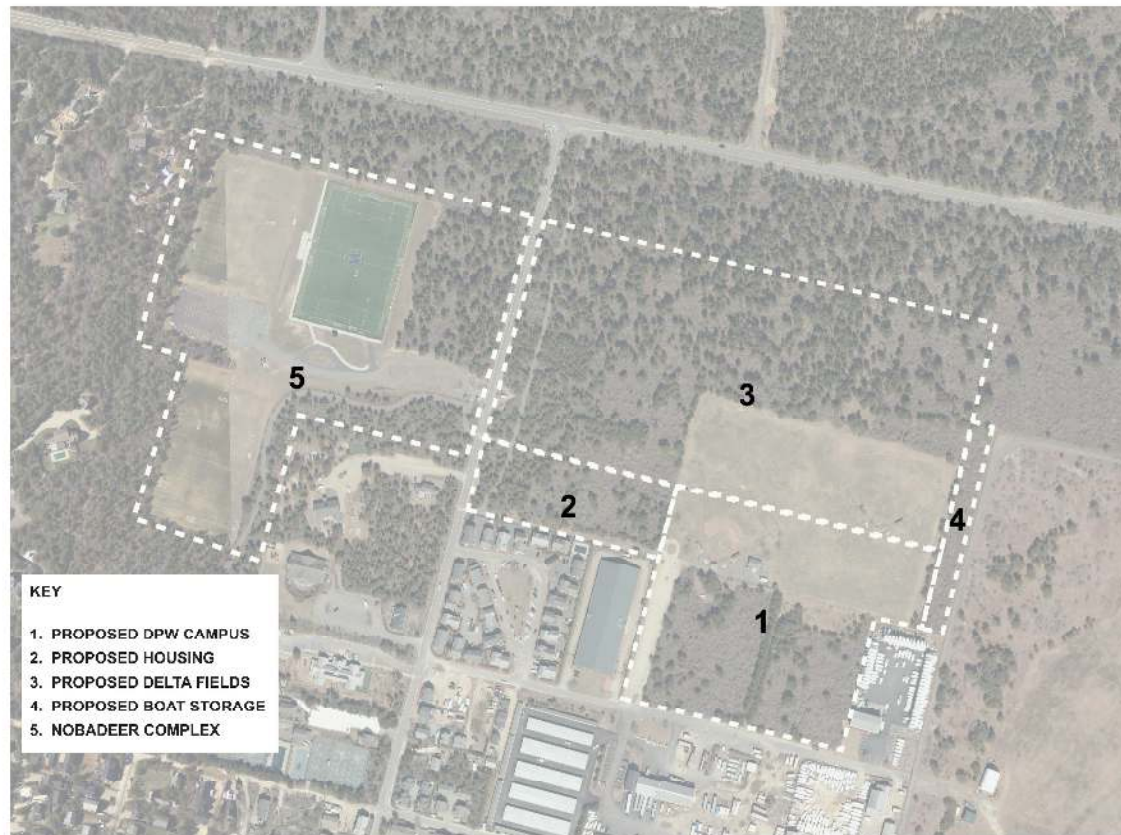
Town of Nantucket Public Works Facility



Town of Nantucket Public Works Facility 188 Madaket Rd. Main DPW Facility



Town of Nantucket
Public Works Facility
Nobadeer and Delta Fields Ex. Conditions

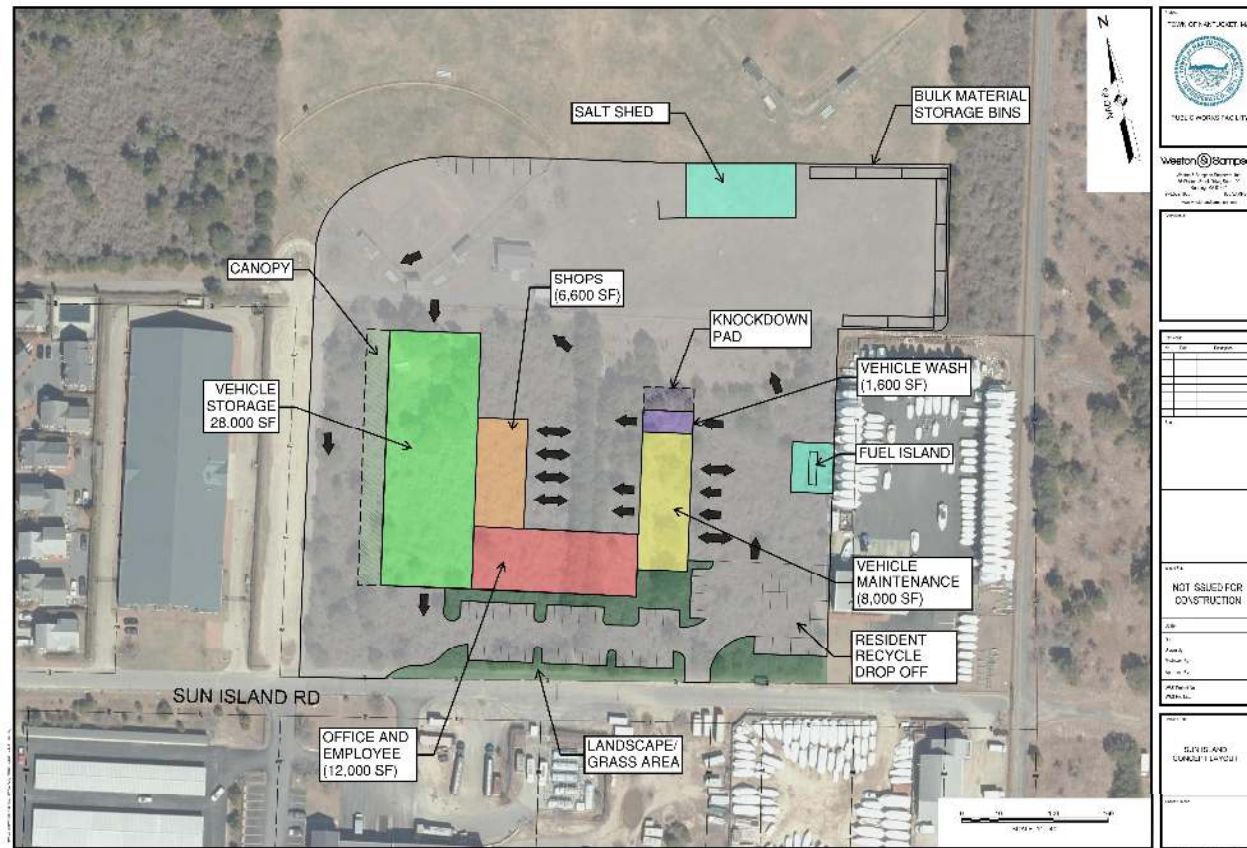


Town of Nantucket
Public Works Facility
Nobadeer and Delta Fields
Proposed Conditions



Town of Nantucket
Public Works Facility

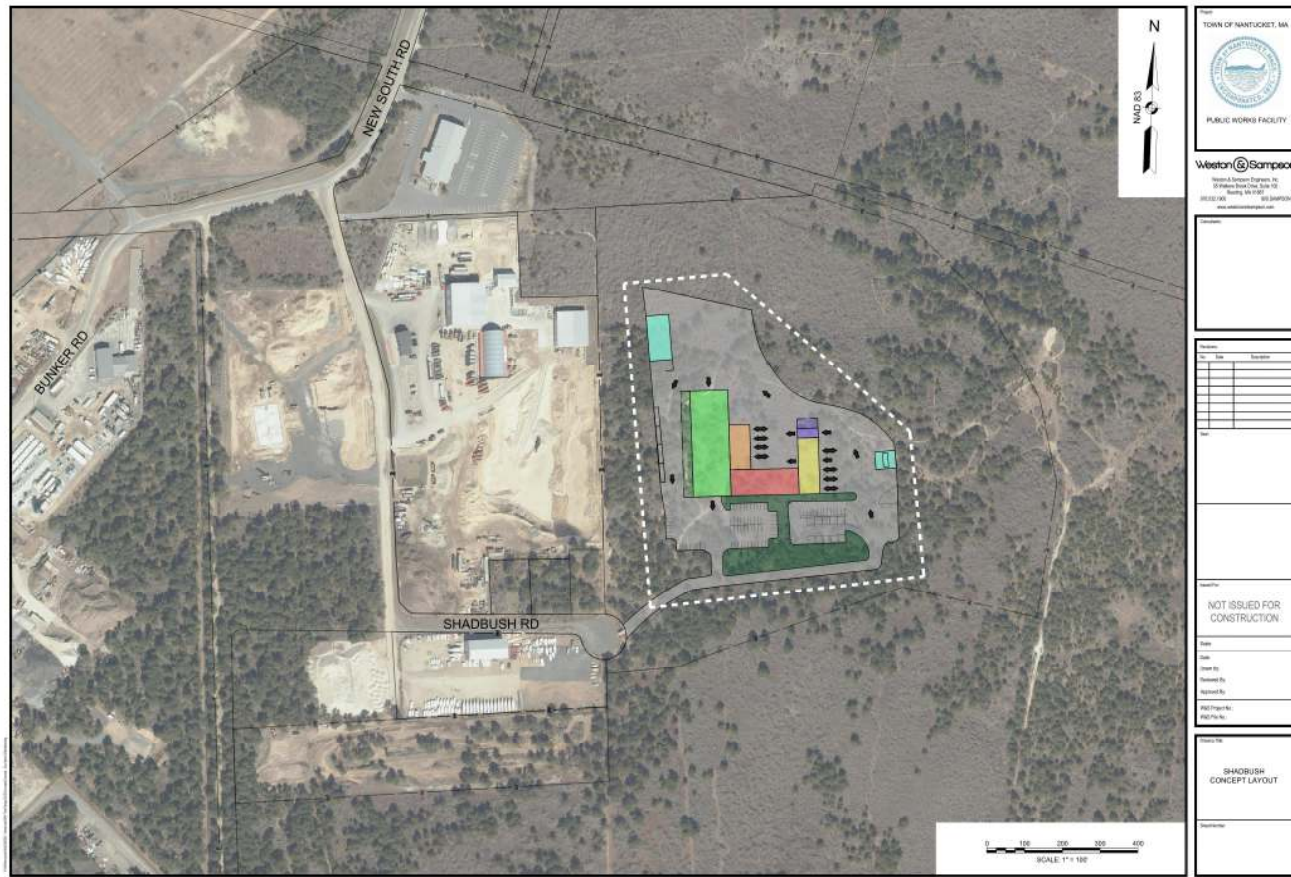
Sun Island Road at Delta Fields - Zoomed In View



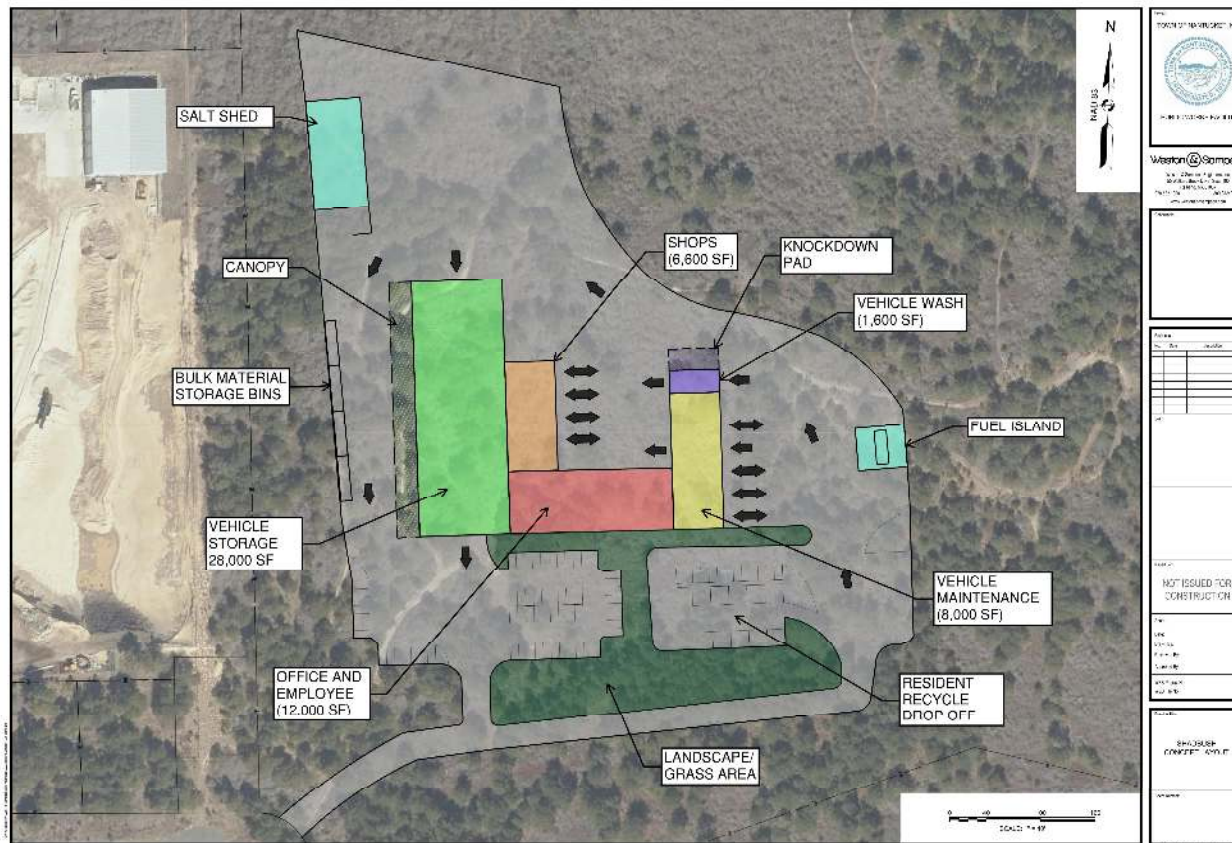
Town of Nantucket Public Works Facility Shadbush Road Existing Conditions



Town of Nantucket
Public Works Facility
Shadbush Road Potential Siting



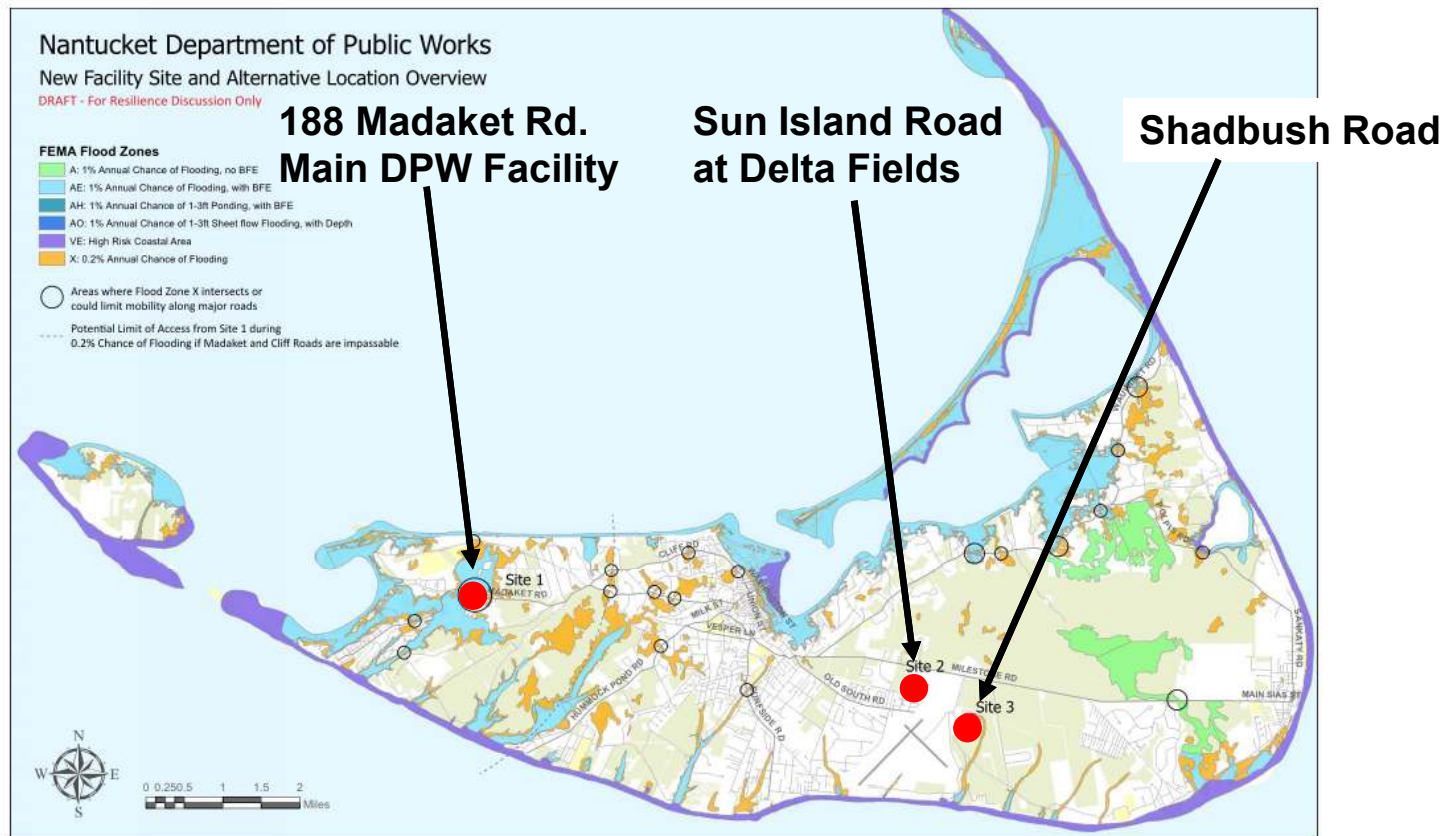
Town of Nantucket Public Works Facility Shadbush Road – Zoomed In View



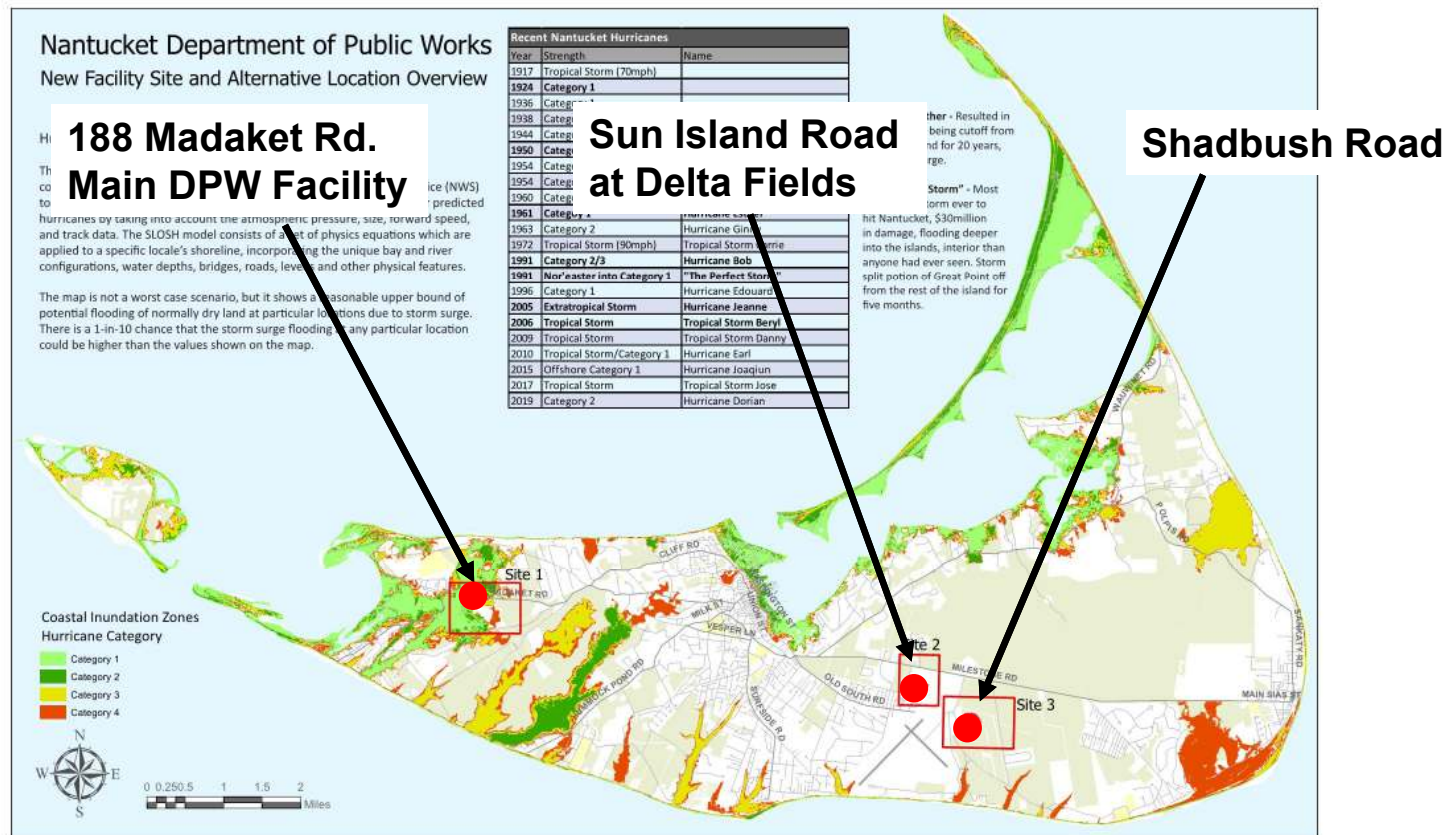
Town of Nantucket
Public Works Facility

Site Alternatives Analysis

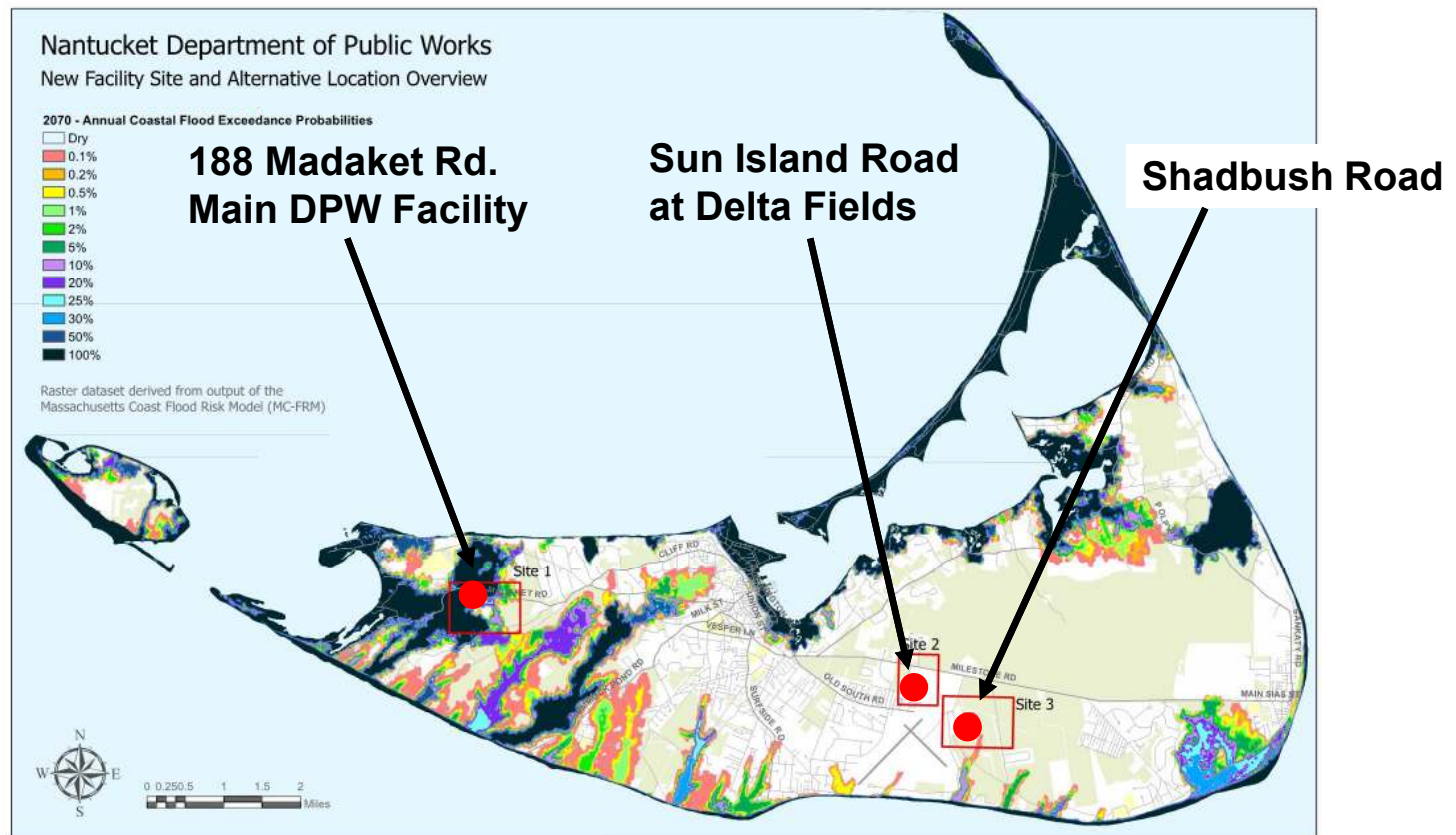
Current FEMA Flood Zone



Town of Nantucket Public Works Facility Coastal Inundation Zones

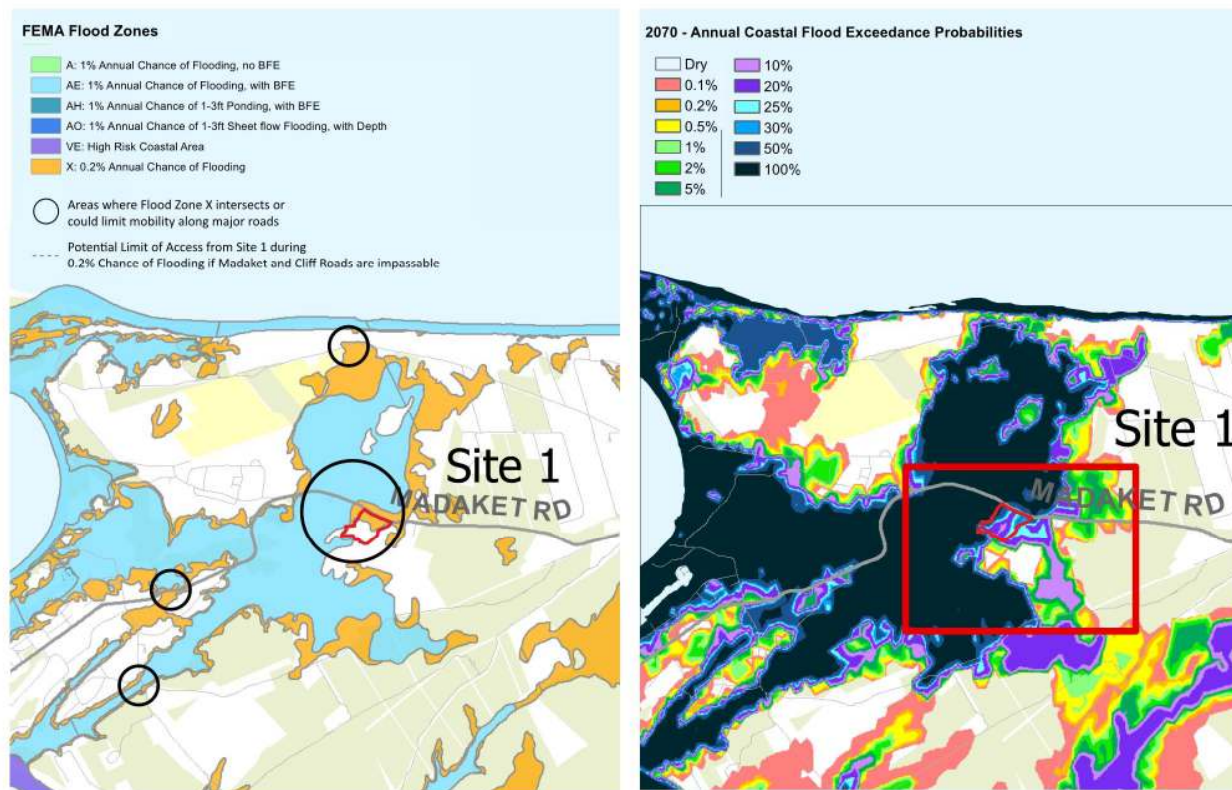


Town of Nantucket
Public Works Facility
2070 Flood Zone Map



Town of Nantucket
Public Works Facility

Madaket Rd. Current and 2070 Year Flood Zone Comparison Maps



Town of Nantucket
Public Works Facility

Flood/Resiliency Summary

Madaket Road Site:

- Parts of site have a 20% annual chance of flooding under current conditions
- Site is inundated under Category 1-4 modeled hurricanes
- Projections indicate the site will flood annually in 2070
- FEMA Flood Zone X, 0.2% Annual Chance of Flooding, envelopes access roadways

Sun Island and Shadbush Road Sites:

- Both sites remain dry under present and future coastal flood projections
- Central location results in faster response times to all corners of the island
- More sustainable for DPW logistics, operations and planning
- Sites are closer to the airport and seaport in case of emergency

Town of Nantucket
Public Works Facility
Site Evaluation Score Summary

Site Rankings	3	1	2
Criteria	Madaket Road Score	Sun Island Road Score	Shadbush Road Score
1. Location and operational impacts (10 Points Maximum)	2	10	8
2. Climate Vulnerability (10 Points Maximum)	0	10	10
3. Physical Site Features (10 Points Maximum)	2	10	7
4. Site Contamination History (5 Points Maximum)	2	4	4
5. Zoning Regulations and Considerations (5 Points Maximum)	2	3	4
6. Environmental and Human Receptor Impacts (10 Points Maximum)	5	4	6
7. Permitting (5 Points Maximum)	0	2	3
8. Access to Utilities (10 Points Maximum)	3	8	1
9. Property Ownership (10 Points Maximum)	10	5	1
10. Cost of Site Development (10 Points Maximum)	1	8	6
11. Cost of Building Construction (5 Points Maximum)	5	3	4
12. Cost of Temporary Facilities (10 Points Maximum)	0	10	10
Total Score (out of 100 total possible points)	32	77	64

Town of Nantucket Public Works Facility

Site Rankings	3	1	2
Criteria	Site 1 Madaket Road	Site 2 Sun Island Road	Site 3 Shadbush Road
1. Location and operational impacts (10 points)	Score: 2 out of 10 7 minutes to western end of island, 12 minutes to Town center, 17 minutes to Old south road, 25 minutes to eastern end of island. Longest commutes to anywhere on island except the western edge of the island. Work will disrupt current operations.	Score: 10 out of 10 19 minutes to western end of island, 6 minutes to Town center, 3 minutes to Old south road, 10 minutes to eastern end of island. Shortest commutes to the majority of the island except the western edge. Work will not disrupt current operations.	Score: 8 out of 10 22 minutes to western end of island, 7 minutes to Town center, 8 minutes to Old south road, 10 minutes to eastern end of island. Centrally located, but not as ideal as Site 2. Work will not disrupt current operations.
2. Climate Vulnerability (10 points)	Score: 0 out of 10 Site is subject to 20% annual chance of flooding under current conditions and is inundated under Category 1-4 hurricanes. It is very likely the site will flood annually in 2070.	Score: 10 out of 10 Site remains dry under present and future coastal flooding projections.	Score: 10 out of 10 Site remains dry under present and future coastal flooding projections.
3. Physical Site Features (10 points)	Score: 2 out of 10 Site is 36.94 acres, but a lot of that is not usable due to wetlands and landfill. Site is not an ideal configuration for operations. Will need to raise site to elevation 14 to be above 2070 1% storm (4'-5' fill needed).	Score: 10 out of 10 Site is 105.07 Acres, the largest of the 3. Site is fairly level with a good configuration for site development/operations.	Score: 7 out of 10 Site is 27.00 Acres, the smallest of the three. Most is usable and the site has a sufficient level area for development. Long access road will need improvements.
4. Site Contamination History (5 points)	Score: 2 out of 5 Higher risk of encountering contamination. Portion of site is on a landfill. Site has a UXO burial area.	Score: 4 out of 5 Majority of site is undeveloped and there are no known potential contamination issues.	Score: 4 out of 5 Majority of site is undeveloped and there are no known potential contamination issues.

Town of Nantucket
Public Works Facility

Sun Island Road Permitting/Development Notes

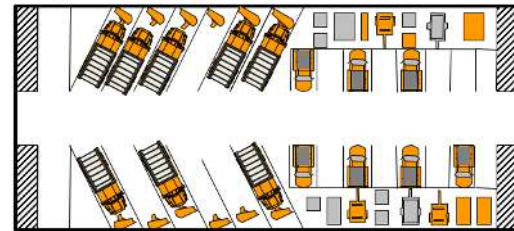
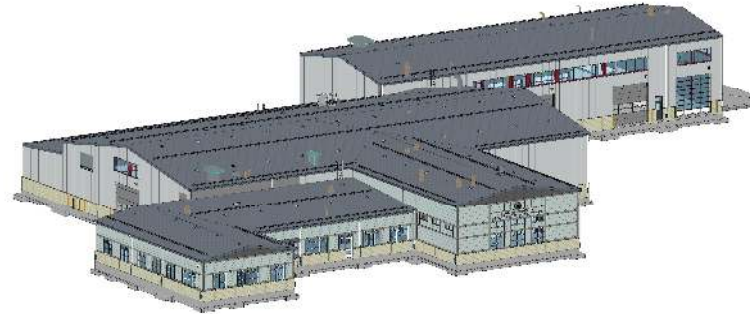
- **Site is located in Public Wellhead Recharge District**
 - **Variance needed from Nantucket Bylaw 139-12 B.2.h. Salt Storage**
 - **DEP allows salt storage in Drinking Water Zone II**
- **NHESP Area – Being further assessed**
- **Zoning height variance needed for salt shed, 40-ft tall shed w/ 30-ft zoning height**
- **FAA Review / Approval Needed**
- **Bylaw waiver needed for two driveways**
- **Storage of hazardous materials and vehicle waste fluids must meet DEP and Nantucket requirements**
- **Rent will need to be paid to the Airport**

Next Steps

Town of Nantucket Public Works Facility

Next Steps |

- Select a site
- Meet w/ Airport –
Memorandum of Understanding
(If Sun Island Location Selected)
- Verify Program
- Final Site Layout
- Conceptual Level Cost Estimate
- Geotechnical Investigation
- Secure Voter Approval for Funding
- Design
- Bidding
- Construction



Town of Nantucket
Public Works Facility

Questions or Comments?

Financial Overview



Municipal Facilities

Facility	Preliminary Estimated Cost
New Municipal Office Building at 2 FG*	\$40,000,000 - \$50,000,000
Temporary Space for PLUS during construction	\$500,000
Renovations to 16 Broad Street*	\$10,000,000
Renovations to 20 S Water Street*	\$2,000,000
Renovations to 25 Federal Street	\$1,000,000
Demo of E Chestnut Street	\$100,000
Construction of "bike park"/green space where E Chestnut was	\$100,000
Demos of 37 - 39 Washington St	\$150,000 - \$200,000
Expansion of Washington St Parking Lot	\$1,000,000 - \$1,500,000
New Seasonal Housing at 2 FG*	\$6,000,000
Renovations to Bathing Beach Road building	\$200,000
Demo of Okorwaw house; construction of 3 new SF houses*	\$3,500,000
DPW Facility*	\$15,000,000 - \$20,000,000
	\$79,550,000 - \$108,600,000

Other Facilities

Facility	Estimated Cost
Concession Renovations	TBD
Our Island Home	TBD
Senior Center	TBD
Park & Rec Master Plan Projects	see Plan
Sconset Fire Station	TBD

Outstanding

- › Harbor Master Building (bids too high) – plan to seek supplemental appropriation in 2022

Action Steps



Action Items

- Board agree on municipal office locations
- Approve moving municipal offices out of Town, per Town bylaw c. 46-4
- Board affirm concept plan for DPW
- Town Staff will determine cost estimate to engage architect to develop/update space needs analysis; conceptual design of central facility at 2 Fairgrounds
 - › \$6 million proposed in CIP for FY23 for Municipal Building design phase
 - › \$3 million proposed in CIP for FY23 DPW design phase
- Staff will present multi-year financial impact to the Board during FY23 Budget process

Discussion & Questions

